

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 05/25/99

AGENDA ITEM 3

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Vesting Final Tract Map 6169 – Signature Properties (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept various streets into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

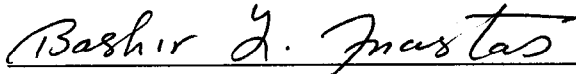
On November 18, 1997, the City Council approved the Vesting Tentative Map for the Bailey Ranch project, which subdivides approximately 391 acres into 135 single-family residential lots, ranging in size from 8,240 to 18,700 square feet, and dedicates 335 acres as undeveloped public and private open space.

The applicant has elected to develop the tract in two phases and file two final maps as permitted by the State Map Act. The final map for 56 lots in Phase I was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has started limited grading for a sales office and expects to finish Phase I grading in approximately three months.

Construction of Phase II is not anticipated to start until sometime next year. However, the developer has requested to implement the grading for Phase II starting in July, to be completed before the rainy season this year. In a separate item on today's agenda, Council will be provided with more detailed information regarding the site grading.

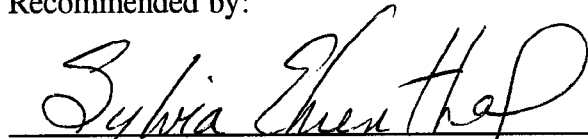
The City Engineer has approved the subdivision improvement plans for Phase I, and the subdivider has posted a security for faithful performance of the improvements in the amount of approximately three million dollars, and an equal amount for labor and materials. The subdivider has also paid their fair share of off-site improvements per the tentative map conditions and has secured the approval of outside agencies to start the development of the site.

Prepared by:



Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:

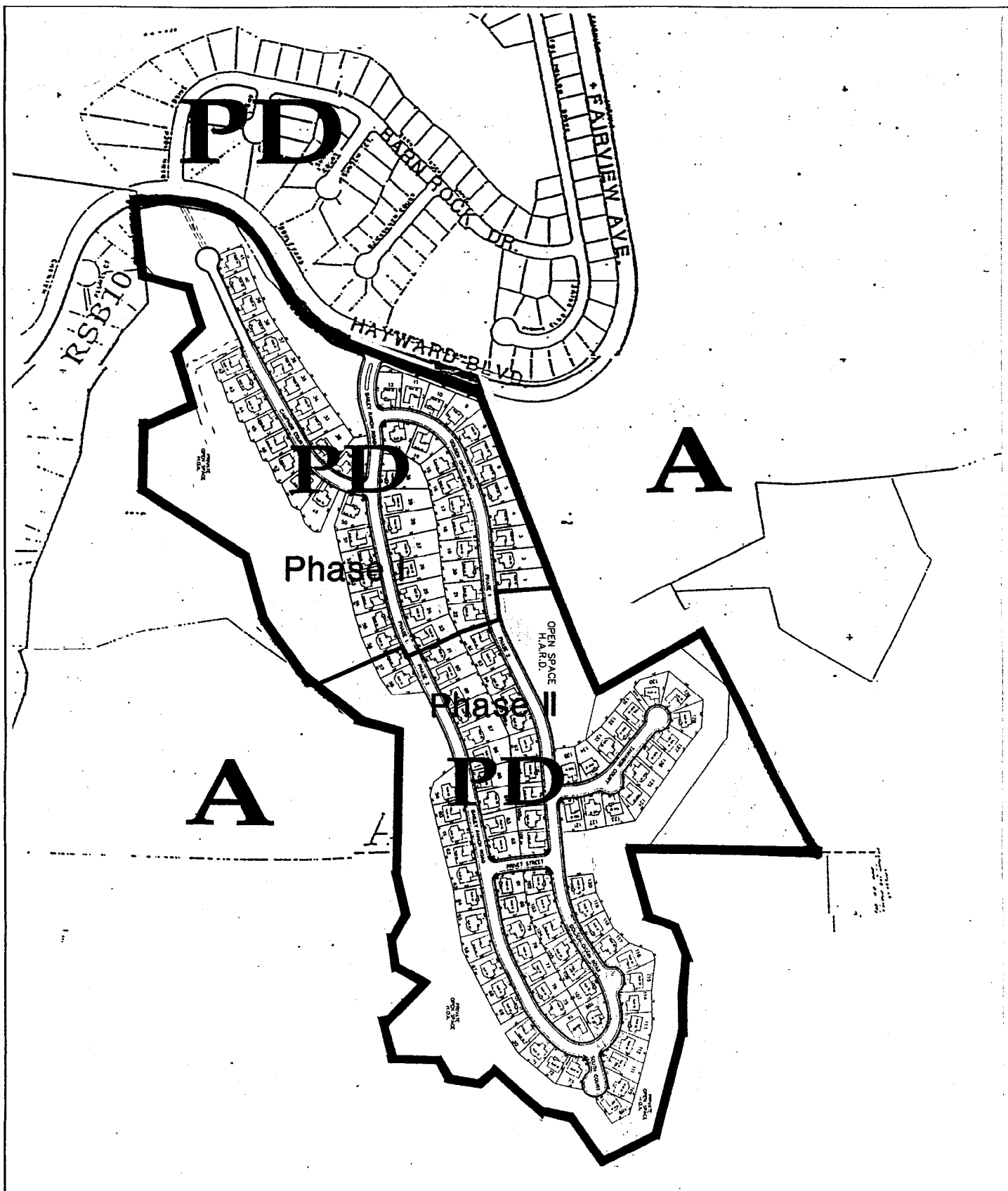


Jesús Armas, City Manager

Attachments:

Area Map
Draft Resolution

5.12.99



ZONING/AREA MAP ■ PD 98-120-01 and SPR 98-130-12

Michael Banducci/Signature Properties, Inc. (Appl.)

Signature Properties, Inc. (Owner)

Bailey Ranch (Hayward Blvd. and Fairview Ave.)

DRAFT MB 5/11/99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 6169,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 6169; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 6169 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 6169 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain streets into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward